115.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,108,000	/	1,108,000
USE VALUE:	1,108,000	/	1,108,000
ASSESSED:	1,108,000	/	1,108,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAWYER RICHARD & SARAH
Owner 2:	
Owner 3:	
Street 1:	19 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALI FAREESHA & -
Owner 2:	DOGGETT DAVID -
Street 1:	19 BRAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9802.000	608,200		499,800	1,108,000
Total Card	0.225	608,200		499,800	1,108,000
Total Parcel	0.225	608,200		499,800	1,108,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.30 | /Parcel: 392.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73770

GIS Ref

GIS Ref

Insp Date 08/29/16

!8934!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	608,200	0	9,802.	499,800	1,108,000		Year end	12/23/2021
2021	101	FV	590,200	0	9,802.	499,800	1,090,000		Year End Roll	12/10/2020
2020	101	FV	590,200	0	9,802.	499,800	1,090,000	1,090,000	Year End Roll	12/18/2019
2019	101	FV	437,900	0	9,802.	507,000	944,900	944,900	Year End Roll	1/3/2019
2018	101	FV	437,900	0	9,802.	378,500	816,400	816,400	Year End Roll	12/20/2017
2017	101	FV	437,900	0	9,802.	342,700	780,600	780,600	Year End Roll	1/3/2017
2016	101	FV	437,900	0	7,672.	299,100	737,000	737,000	Year End	1/4/2016
2015	101	FV	147,400	0	5,123.	223,700	371,100	371,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:11:08

LAST REV

Date	Time
12/21/20	14:54:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALI FAREESHA &,	75240-22	1	7/29/2020		1,252,000	No	No		
SANTO DAVID M,	66336-65		11/4/2015	Mult Lots	935,000	No	No		
IANTOSCA MARIA,	64640-482		12/11/2014	Change>Sale	290,000	No	No		FELIX IANTOSCA D.O.D. 8/28/1985 BK 64640 PG 4
IANTOSCA ANNA	26128-450		3/13/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1217	Solar Pa	20,003	C				
4/21/2015	363	Heat App	15,000					
12/11/2014	1694	Addition	235,000					Build 2nd flr 3 BR

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
8/29/2016	Meas/Inspect	DGM	D Mann
6/16/2015	Permit Insp	PC	PHIL C
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9802		Sq. Ft.	Site		0	70.	0.73	5									499,839						499,800	

Total AC/HA:	0.22502	Total SF/SM:	9802	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,839	Spl Credit		Total:	499,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08713567
Const Adj.:	0.99989998
Adj $ / SQ:	141.314
Other Features:	115391
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637499
Depreciation:	29325
Depreciated Total:	608174

COMMENTS

OF=BMT SINK. Combined with 116-4-14 Total Land Size see plan 1006 of 2015.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

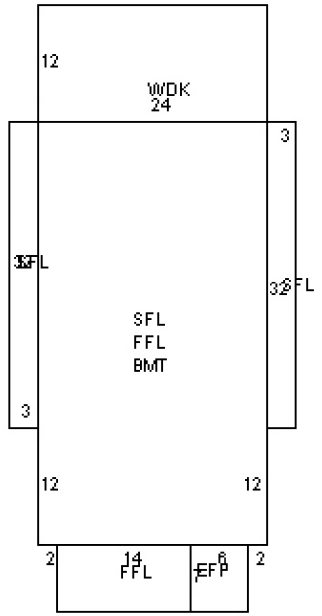
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.99
Special Features:	0	Val/Su Net:	160.56
Final Total:	608200	Val/Su SzAd	253.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,248	141.310	176,359
FFL	First Floor	1,154	141.310	163,076
BMT	Basement	1,056	62.740	66,257
WDK	Deck	288	9.470	2,728
EFP	Enclos Porch	42	72.590	3,049

Net Sketched Area:	3,788			Total:	411,469
Size Ad	2402	Gross Area	3788	FinArea	2824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: